



REPUBLIC OF INDONESIA
MINISTRY OF NATIONAL DEVELOPMENT PLANNING/
NATIONAL DEVELOPMENT PLANNING AGENCY


PUBLIC PRIVATE PARTNERSHIP

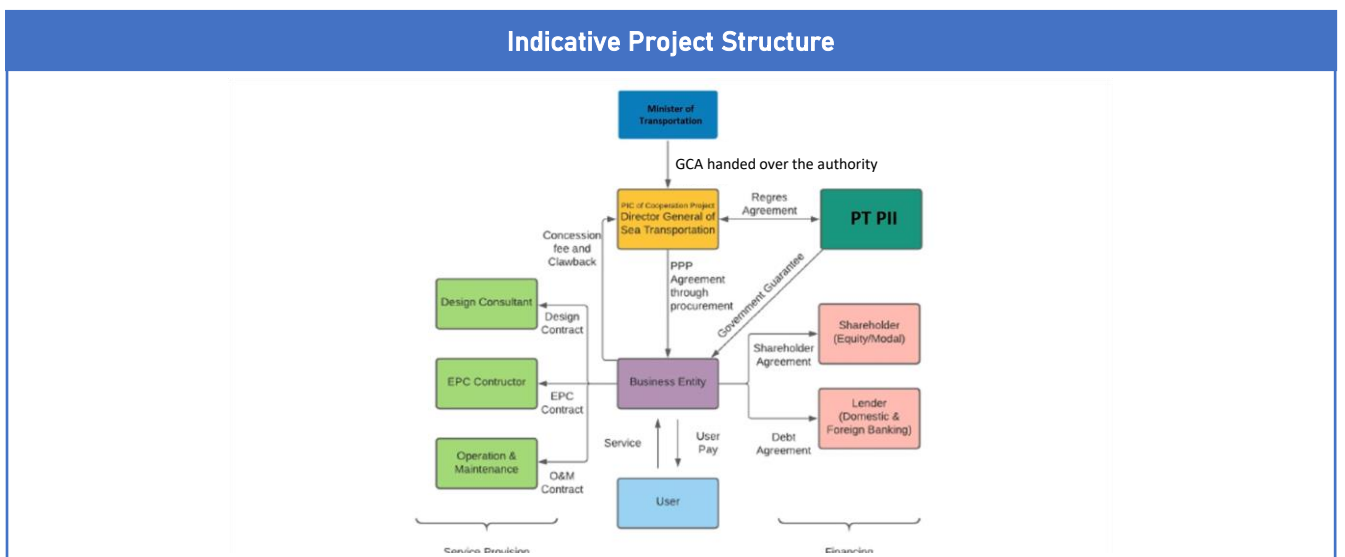
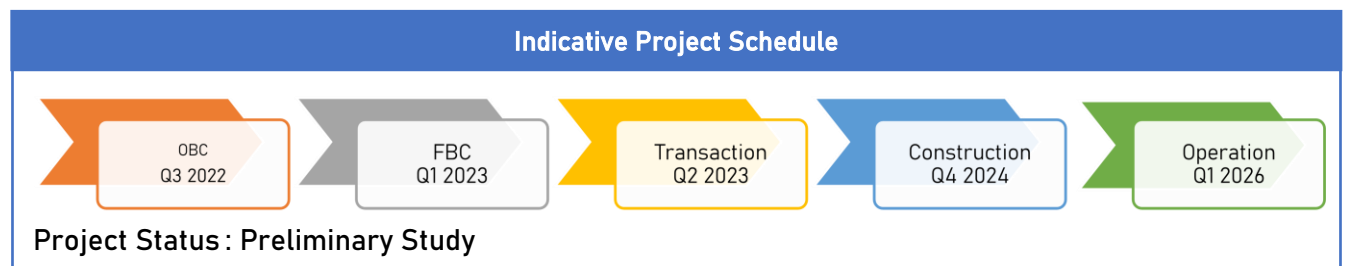
INFRASTRUCTURE PROJECTS PLAN IN INDONESIA

2022

Development of New Ambon Port

Location: Central Maluku District, Maluku Province

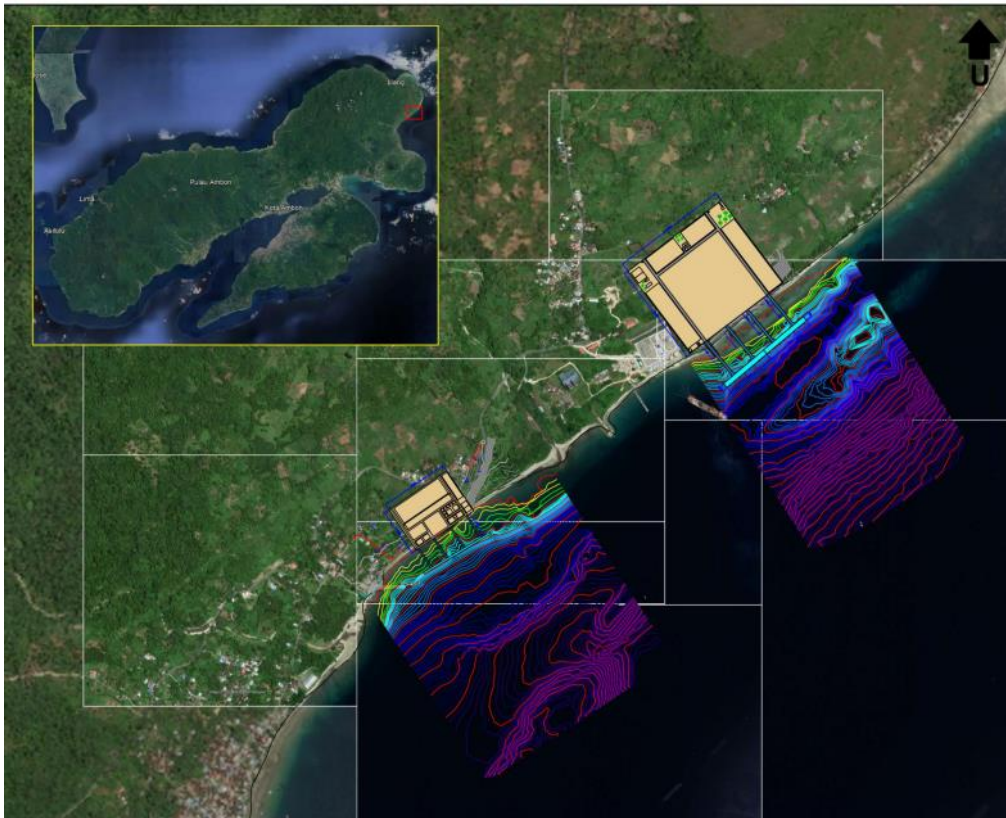
Sector : Transportation	Sub-Sector: Port
	<p>Description: The New Ambon Port was designed to integrate the center for the growth of the fish processing industry with the cargo consolidation from Eastern Indonesia. This integrated port development concept includes international and domestic container terminals, Roro terminals, fishing ports (fish auction and processing sites), industrial and logistics areas, LNG terminals, and power plants.</p> <p>Estimated Project Cost: USD 90.59 Million</p> <p>Financial Feasibility: IRR : (under calculation) NPV : (under calculation)</p> <p>Estimated Concession Period: TBC</p>
<p>Government Contracting Agency: Minister of Transportation hand over to Director General of Sea Transportation</p> <p>Type of PPP: Solicited</p> <p>Return of Investment: User Charge</p>	



Project Digest

Project Title	Developmet of New Ambon Port
Government Contracting Agency	Minister of Transportation hand over to Director General of Sea Transportation
Implementing Agency	Directorate General of Sea Transportation
Preparation Agency	Directorate of Port
Project Cost	Capex USD 90.59 Million
Estimated Concession Period	TBC
Location	Maluku Province

1. Project Picture (Map and/or Illustration of Project)



Picture 1 – Illustration of New Ambon Port

2. The Opportunity

2.1. Project Background

The development of the New Ambon port was obtained to stimulate economic activity in the hinterland area, especially in the fisheries sector for the Eastern part of Indonesia and to improve logistics and national connectivity. For this reason, the government initiated the construction of the New Ambon Port, which is planned to be located in the vicinity of Waai and Liang village in Central Maluku District, Maluku Province.

The development of the New Ambon Port in Central Maluku is urgently required due to the limited land area for the development of the existing Ambon Yos Sudarso Port which bordering with dense settlements. Development concept of the New Ambon port as a

multipurpose and fisheries port, encouraging the existing Yos Sudarso Port transformed into a special tourism port. Based on data obtained from the Ministry of Tourism, it is known that the total number of domestic tourist visits to Maluku Province in 2018 reached 1,143,283 people. This showcase an adequate potential tourism development in Maluku Province, with Yos Sudarso Port as the one of the entrances.

New Ambon Port will be developed with an integrated multi-purpose port concept which includes: 1) international container terminal, 2) Ro-Ro terminal (Roll On - Roll Off), 3) fishing port (fish auction place/ "TPI" and processing place), 4) industrial and logistics area, 5) Liquefied terminal Natural Gas ("LNG") and 6) Power Plant.

2.2. Project Description

New Ambon Port service area is potential for the consolidation of goods specifically for the Eastern Indonesia region, covering the Provinces of Maluku, North Maluku, Papua, and West Papua. This port will serve handling for transshipments, fishery processing products, and industrial processed products (with the development plan of industrial zone).

The construction of the New Ambon Port has concept of an integrated port which provide services of container terminals both international and domestic, roro terminal, fishing port (TPI, cold storage, fish processing are and Fish Market), industrial area logistics, LNG terminal and power plant, with a total berth length of 1000 m (ultimate stage).

2.3. Project Objectives

The development of the New Ambon Port is expected to improve connectivity, reduce logistics costs, increase market affordability, stimulate economic growth, and create new growth center for fish processing industry in eastern Indonesia

3. Business Entity's Scope of Work

The scope of work for New Ambon Port Development consists of:

- a. Design and build port facilities for container, roro, fish processing, and LNG services;
- b. Provision of port handling equipment and power plants;
- c. Operation and maintenance;
- d. Provision of other port services.

4. Technical Specification

New Ambon Port Development overview:

- a. The berth length of 2,000 m, consisting of 1,000 m for sea ports and 1,000 m for fishing ports;
- b. There is integration through a consolidated system both on land and sea area, to ensure the smooth and easy operation of each port functions;
- c. The berth is designed to serve Panamax container vessel, with a length over all (LOA) of 250m and a carrying capacity of 2,500 TEUs;

- d. Provide a handling system for fisheries activity which integrated with the Existing Ambon Fishery Port, to be distributed and processed in the fish processing area at New Ambon Port;
- e. The fishing port is planned to serve 1,000 ships per day with a maximum size of 300GT (adjustable handling rate), with a capacity of unloading fish up to 300 tons/day;
- f. New Ambon Port is planned to have a capacity of 200,000 TEUs/year in initial stage, and reaches a capacity of 750,000 TEUs/year in the ultimate stage.

5. Environmental Impact Assessment (EIA/AMDAL) Findings

Through PDF facility, DGST plans to be assisted by PT. Sarana Multi Infrastruktur (Persero) in the preparation of AMDAL documents.

6. Land Acquisition and Resettlement Action Plan

Land acquisition will be conducted by State's Asset Management Agency (LMAN). LARAP study will be carried out simultaneously with the preparation of the FBC.

7. Project Cost Structure

Estimated Project Cost		USD 90.59 Million
Indicative Debt to Equity Ratio		
- Debt Level		TBC
- Equity Level		TBC
IRR		Under Calculation
NPV		Under Calculation

8. Government Support and Guarantee

Basic infrastructure will be supported by DGST and government guarantee will be determined after FBC completion

9. Contact Information

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